







Barnard Gardens, Hayes

Tenure: Leasehold

- Ground Floor Maisonette
- Modern Interiors
- Private Rear Garden
- Modern Fitted Kitchen
- Cul De Sac
- Three Bedrooms
- Off Street Parking
- Modern Bathroom Suite
- Quiet Residential Location
- EPC Rating: D

Asking Price £350,000

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Barnard Gardens, Hayes

DESCRIPTION

Situated in Barnard Gardens in North Hayes is this modern, three bedroom ground floor maisonette in great condition throughout.

The property comprises entrance porch, living room, modern fitted bathroom, large modern fitted kitchen/dining area and three bedrooms. The property has had the benefit of a rear extension and further benefits from a private rear garden and off street parking.

Barnard Gardens is a cul de sac in North Hayes and is within easy reach to local amenities, bus links and schools. The A312/A40 motorway links are a short drive away along with Heathrow Airport. The newly opened Elizabeth Line is also in commuting range allowing great access into London.

There is currently a tenant in situ, please contact our team for more information about the term of the tenancy agreement and the rental income being generated.

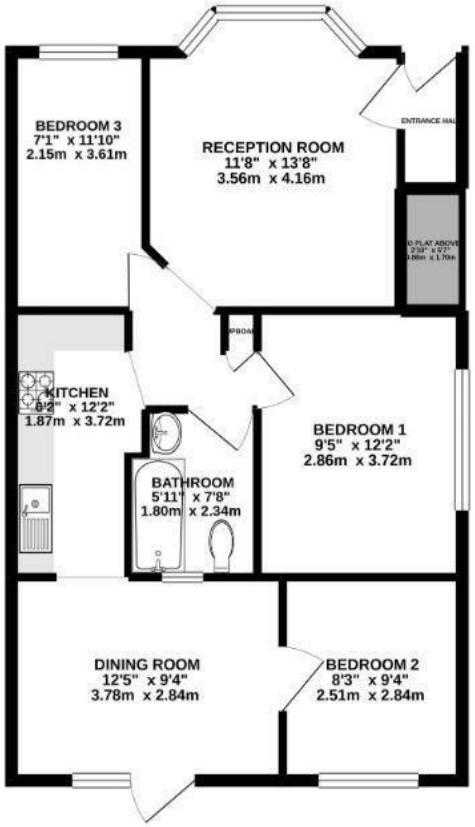








GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email:
hayes@hunters.com https://www.hunters.com

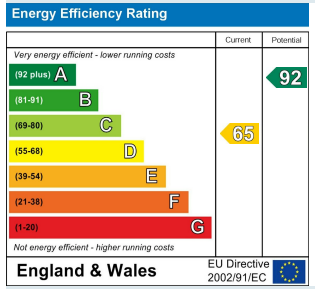
The Property Ombudsman

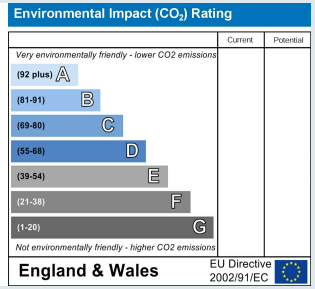
APPROVED CODE
TRADINGSTANDARDS.UK

Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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